

**Ramona Village Design Committee**  
**May 4, 2005**  
**Meeting Minutes**

**Members in Attendance:**

Jim Hagey, Kit Kesinger, Julie Kiehne-Lamkin, Rob Lewallen, Jim Salvatore, Carole Wylie, Greg Roberson, Chuck Demund, Chris Anderson

**Members absent:**

Bryan Woods (Chair), Carol Angus

**County:** Dahvia Locke

**Consultants:** Mike Stepner

Meeting was called to order by Lewallen at 7:00 pm  
Revision of Meeting minutes – Motion to approve w/amendments by Salvatore 2nd  
By Julie approved  
Lewallen reported Ramona DRB standards committee update  
Announcements- None

RVDC Discussion on Parks & Recreation Topics:

Loop Trail

Route-

**Kesinger:** He has been involved in the Ramona Trails Association for many years and when you draw a line on someone's property, they get upset. Stated trails master plan guidelines (1/4 mile wide for placement) for the alignment of the trails. Please describe the trail as a broad region.

**Demund:** Maybe not as wide as 1/4 of a mile, that's too wide.

**Lewallen:** We won't describe specific properties.

**Roberson:** Thought we were talking about the creek bed specific not a loop.

**Locke:** Loop came from the large meetings of design workshop running back a year ago.

**Anderson:** To promote connectivity to the master trail system.

**DeMund:** Yes we need to incorporate the decisions from the large meetings.

**Van Dierendonk** gave a history for review on other trails that have worked in other areas – benchmark connections and noted equestrian.

**Level of Priority:**

**Kesinger:** views it as a signature feature of community amenity.

**Kiehne-Lamkin:** She agrees with statement and stated that not many communities have the element of equestrian. Noted that there are between 10,000 to 12,000 horses in the Ramona community.

**DeMund:** Too early to prioritize. Need a list.

**Lewallen:** Note to self that it is pretty high on priority for now.

Locke: It is up to us to decide the priorities.

**MOTION by DeMund:** The group feels this loop trail (loosely based) be important and incorporated into the plan. 2<sup>nd</sup> Roberson **Passed Unanimously.**

Nature Center

**Kiehne-Lamkin:** Nature center would be a good idea. 4H Center.

**Anderson:** High school has 40 acres w/ live biology center and that would be fantastic to promote and incorporate.

**Kesinger:** Recapped vernal pool presentation for the RCPG meeting from a month ago. The maximum distance they should be is a couple of miles. Felt there should be one between the high school and the grasslands.

**Hagey:** Wildlife center within the commercial/restaurants area.

**Kiehne-Lamkin:** 40 acres by high school should be a joint use w/public and schools. Close enough for the loop trail.

**DeMund:** This will probably happen. The educational component creates parking needs and sounds like a good staging area.

**Roberson:** Vernal pools are where they occur. They need a connection to the town not the core of the downtown but outside the core & connected to the hawk watch, raptor, grasslands, etc. Sticking a nature center in the downtown won't work. Linear Park to Highland Valley Rangeland. That's the logical spot.

**Wylie:** Nature centers need to be in nature areas. Incorporate Ramona's history and how it has effected Ramona's habitat, Indians, etc.

**Lewallen:** a good map for the vernal pools is in hand by Locke.

**Locke:** Provided a map of the vernal pools rated by highest quality sites. The High school was high, Elliott pond was high and in the acres (new town).

**Demund:** Vernal Pools- There's so much more than vernal pools! Look at the big picture and go to it.

**MOTION by Kesinger:** We are focusing on town center that there be an information kiosk (vernal pool by sheriff's station) that would direct people to other areas and highlight other areas like the high school. DeMund 2<sup>nd</sup>

**Discussion:**

**Salvatore:** Putting an info center in the center of town, as a stand-alone won't work.

**Anderson:** How about placing it at the RICC? Maybe at the library portion of the RICC. The RICC is proposed in the center of town but it is close to the creek bed and the hub of our focus. Maybe place info by trees telling what they are and why they grow in the area. Describe the areas of the habitat for the endangered species and the species that live in the creek bed. Kind of like Borrego Springs has at their Desert museum (Roberson said that is an interpretive trail).

**Kiehne-Lamkin:** That location would help provide a springboard for other nature centers (satellite spots like grasslands, high school, etc) Tie them all together.

**DeMund:** RICC has vernal pools on the property.

**Roberson:** Agrees with Anderson. The extension of the library has similar types of uses (educational). The kiosk should go there. Also directs us to other uses in town. Interpretive trail at the vernal pools is a good idea.

**Kesinger:** It is important to be connected to the greenway park.

**Amend the motion:** The nature information kiosk be associated with the RICC, possibly associated with the library and to highlight other nature areas. 2<sup>nd</sup> Salvatore.

**Passed Unanimously.** And stated as a high priority.

## **Sensitive Lands:**

**MOTION by Anderson:** work with wildlife agencies in regards to the mitigation strategies of vernal pools and the sensitive lands. 2<sup>nd</sup> **Kiehne-Lamkin**

**Discussion:**

**Kesinger:** Riparian habitat and vernal pools are different and should be discussed separately.

**Anderson amended motion** to be specific to the vernal pools.

**DeMund:** Pages 13 & 14 no mention of sensitive lands.

**Locke:** Page 14 it does reference sensitive lands. Sensitive Lands is very broad and the only 2 areas are vernal pools and riparian.

**Motion Passed Unanimously.**

Riparian habitat has several issues. Board of Supervisors (BOS) has voted not to build in the 100-year flood plain. Mitigation would lean to encroaching into their habitat.

**Motion by Kesinger:** That we reinforce the BOS position that we do not encroach into the 100 year flood plain. **2<sup>nd</sup> by Demund** for discussion purposes.

**Discussion:**

**Hagey:** That would tie our hands. We shouldn't tie our hands any more than they are already by the building requirements.

**Salvatore:** Restaurants and commercial is what we are asking to go in our river walk. We could design buildings to be built up for these areas. That motion would tie our hands.

**Roberson:** Floodplain 100 year map, both floodplain and floodway? Determine what development means. The trail would be development...

**Kesinger:** Mitigation is talking about taking the land. He's against that.

**Hagey:** Rules are so tough right now we don't need to add to them.

**Motion Failed** with only 1 yea vote (Kesinger) all others were nay.

**Motion by Roberson:** We also include in our discussion with biodiversity that we talk about riparian environment along with the vernal pools. **Passed Unanimously.**

## **Open Space**

**Kesinger:** The major open space should be the linear park and where appropriate vernal pools. Not much area other than the linear park should be preserved.

**DeMund:** It's an economical issue. Not in the commercial area.

**Motion by DeMund:** We don't feel there is any large-scale area for protection as biological preserves in our purview except for the floodplain. **2<sup>nd</sup> Salvatore**

Discussion:

**Wylie:** Central Park is the open space for New York.

**Roberson:** Appropriate.  
Motion Passed Unanimously

**Wylie:** Pocket parks-don't remember talking about them.

**Consultant:** Pocket parks, what is their definition? Some feel athletic fields. Those usually need 10 acres so we don't have any of those available here. As an urban planner it could be little areas not athletic.

**Roberson:** Dual use and identifying a couple of areas, make it nature or civic emphasis, not athletic.

**Wylie:** Active park- semi large areas downtown and that might be a lot. Some grass, basketball court, tennis court, and swings on a lot.

**Locke:** Page 16 has 4 sites designated.

**DeMund:** The Chamber tried to buy the corner of 10<sup>th</sup> and Main (Norvell's Building now) and proposed a pocket park there.

**Roberson:** We need more active or nature interpretive parks. Keep the connectivity.

**Consultant:** 2 acres or less can serve some sort of purpose.

**DeMund** gave example of Fallbrook's parks

**Locke:** Are you thinking a Town Square?

**Motion by Roberson:** The group to reserve further discussion of pocket parks.  
**Motion passed with Kesinger abstaining**

Colonnade

Lewallen: Should an under story be planted?

Roberson: Don't know enough about this to discuss. I recommend we have a specialist come in and talk to us about this.

Wylie: When she has projects they have made her clients plant a 2<sup>nd</sup> row of trees (CalTrans).

Locke: This has so many topics it should really be placed under transportation. Then address if you want eucalyptus or whatever we want.

**Kiehne-Lamkin:** By Etcheverry where there aren't any trees now, can we get some planted there?

**DeMund:** They are building a new colonnade, only 7' tall but it is happening with the Ramona Tree Trust.

**Kesinger:** The key to this is the make sure there is adequate setback. It's a mandatory that we don't want to see parking lots!

**Salvatore:** Eucalyptus were planted here about 100 years ago. They are nice but they break in the wind. There might be different types of trees that are better to recommend.

**MOTION by Roberson:** Seek additional info on maintaining the historic eucalyptus colonnade. 2<sup>nd</sup> Wylie.

**Discussion:**

**Kiehne-Lamkin:** Would support the motion if it would be broadened to the Historic and Main areas.

**Kesinger:** Poway started using orange trees. They get an orchard maintenance company to maintain. Don't make it eucalyptus specific.

**Roberson:** We are talking about all kinds of other things like medians and other types of trees but this motion is in reaction to the item historic colonnade. The eucalyptus is a historic signature tree.

**Amend the motion:** to work with the Ramona tree Trust. 2<sup>nd</sup> Salvatore.  
**Unanimously Passed**

**MOTION by Kesinger:** To seek additional info on selecting appropriate tree species on extending the colonnade to create a rural characteristic. 2<sup>nd</sup> Salvatore

**Discussion:**

**Anderson:** It is my understanding that the colonnade was once all the way to Mussey Grade Road.

**DeMund:** You can't recreate that in a lifetime.

**Salvatore:** We just inherited the Eucalyptus trees. How many just died from a bug. We need more professional input on trees that will be there for another 100 years or more.

**Lewallen:** A different type of species of eucalyptus is being planted and replanted, as there is development.

**Wylie:** CalTrans has chosen a different species of eucalyptus tree.

**Transportation Network Design Projects and Parking Lots:**

**Lewallen:** Would like the parking to be behind the buildings so you don't have to look at a parking lot before the building. Maybe pick up some lots behind the business like Day Promenade did in the Old Town area. Gave an example of neat things going on.

**Roberson:** Possibilities around 7<sup>th</sup>. That seems to be the hub of old town. Behind La Cocina maybe look at something to bring traffic to the businesses.

**DeMund.** Grand Ave. is a great example. He has some pictures of little parking lots. Makes alleys real and within walking distance to businesses.

**Anderson:** The lot next to the Bridge on 7<sup>th</sup> Street (west side) is un-buildable and would be great for a pocket park or parking lot.

**Salvatore;** Old Town has a parking problem. His one store has parking because he pushed the fence back. As the town grows the merchants need to grow. We need to change the parking requirements in Old Town.

**Landscaped medians will be addressed on the 18<sup>th</sup>.**

Roundabouts there will be 3 sites for roundabouts that have been identified and approved for Rancho Santa Fe. The one that would happen here first would be at Dye Road and it would eliminate an overpass. The center would become a centerpiece of the Ramona area. Van Dierendonck would like to make a power point presentation to the group.

**Roberson:** VanDierendonck to make presentation at next meeting, May 18<sup>th</sup> with a 10-minute max. Presentation.

**DeMund:** Dye Road is not in our Purview.

## TOWN HALL

**Lewellan:** Would like to entertain a motion to recommend that the County take title and indemnify the property.

**Motion by DeMund:** Urges the County to find a way to make Ramona's Town Hall usable. 2<sup>nd</sup> Salvatore.

**DeMund:** provided reasons to update. Go after grants (Historical) to facilitate its repair.

**Motion Passed** with 8 yeas and 1 (Roberson) abstaining.

## **Design Issues:**

Review can go to next meeting.

Administrative:

**Motion:** We designate the design Review Board to develop design standards for the Ramona Town Center with the understanding that this group will review and approve.

**Motion Passed** 8-0-1 with Hagey abstaining

Names for the 3 areas of Town:

Village Town Center

Old Town

Mid Town

Gateway

Verlaque/Adobe

Paseo

Entrada

Old Town or Historic District

They were voted on and are as follows:

Old Town is now Village Town Center

Mid Town is now Paseo

Future Town is now Gateway

Next two meetings are the two most important meetings. May 18<sup>th</sup> and June 1<sup>st</sup>.

Salvatore will be absent on the 18<sup>th</sup> of May please excuse.

Public Comments:

Dawn: Unclear what was decided about mixed use. Lewallen explained that it would be discussed at the June 1<sup>st</sup> meeting. Parks look at the lot at 16<sup>th</sup> and H Street. (I think she meant to say 14<sup>th</sup> and H as she referred to the drainage problem and that's why it hasn't been sold over the past years while it's been on the market for sale. Who is working on the town hall? Skate Park? Supervisor Jacob did not think the skate park was going in. Please let her know we still want it. Who here is representing the RICC? We need continuity. Who is representing the school boards at these meetings? Transportation and trails has a roads master plan, are you using it? The RCPG has been working on a parks 5-year plan. Make those two plans jive. RCPG has recommended a committee be formed to consider the efforts here.

Adjourn.



